

## **CHD/713/5 & CHD/713/6-CA – Mr G Chambers**

**Extension and alterations to existing house, demolition of barn and erection of annex. Rebuild South and East external walls of house. Land at Penn House, High Street, Childrey, Wantage, Oxon.**

### **1.0 The Proposal**

- 1.1 These applications were considered by Committee at the Meeting held on 19<sup>th</sup> February 2007. The original report is produced at **Appendix 1**. It was resolved to defer the applications to enable negotiations with the applicant; to reduce the amount of glazing on the first floor of Penn House; to consider alternatives to the “Juliet” window to reduce the potential for overlooking; and to reduce the height of the annex.
- 1.2 A meeting was held with the applicant’s agent, which resulted in the submission of a revised scheme. The revisions are shown at **Appendix 2**. Further statutory consultations were carried out and the responses are set out below.
- 1.3 The changes to the scheme have addressed Committee’s concerns in the following respects:
1. All the glazing and the “Juliet” window on the first floor of the extension facing north have been removed. The proposed bedroom will be served by a centralized window on the west facing gable.
  2. The dormer window on the west elevation closest to the neighbouring boundary, which serves the en-suite bathroom, is shown with obscured glazing. A further change to this elevation involves the continuation of the roof as an overhang, which serves to give it more of a cat-slide appearance.
  3. The height of the annex has been reduced by 0.5 metre, and the entrance porch detail has been made less elaborate.
  4. One of the French windows on the east (front) elevation has been replaced by a conventional window.

### **2.0 Consultations**

- 2.1 Childrey Parish Council now objects to the proposal on the following grounds:

“The Council broadly agrees that the proposed plans for the main house are much improved, however Councillors would like to see timber cottage style windows in the east elevation. Secondly, there is still much concern over the use of two access points onto Dog Lane, which has been the subject of previous correspondence. Finally, the Council requests that the rebuilt walls use the correct materials for the age of the property.”

- 2.2 Objections have been received from the residents of three neighbouring households on the following grounds:
- Continue to object to the dormer windows and the loss of the cat-slide roof by the raising of the west facing wall.
  - Objections to the rear extension on the Dog Lane frontage, because of the loss of light.
  - The annex is still considered to be too high and the proposed windows will introduce overlooking. Its use should be restricted to ancillary accommodation.
  - The rebuilding of the existing walls on the south and east elevations ignores the opportunity to provide cottage windows.
  - Lack of detailing.
  - The design and access statement is considered to be inaccurate and should be disregarded.

### 3.0 **Officer Comments**

3.1 Most of the continuing objections on a number of points have already been discussed by Committee and can be addressed by the imposition of conditions. The proposal has been considerably improved and it is considered that the applicant has adequately met Committee's specific requirements as set out in para 1.1 above.

### 4.0 **Recommendation**

4.1 *It is recommended therefore, that the planning application be granted subject to the following conditions:*

1. *TL1 Time Limit – Full Application*
2. *MC20 Amended Plans*
3. *MC1 Submission of Materials (Details)*
4. *MC9 All Bathroom/En-suite Windows on West & South Elevations be glazed with obscured glass only*
5. *MC12 Height of sill of Roof Lights*
6. *CN8 Submission of full details as to extent and method of rebuilding existing walls and all joinery*
7. *RE16 Ancillary Self Contained Accommodation*
8. *RE2 Restriction on Alteration to Buildings inc. Alterations to Windows or ancillary structures of building within curtilage*

4.2 *It is recommended that Conservation Area Consent be granted subject to the following condition:*

1. *TL4 Time Limit – LB/CA Consent*